

**MEMO TO:** City Council

**FROM:** Rosemarie Ives, Mayor

**DATE:** September 12, 2006

**SUBJECT:** **ORDINANCE: DOWNTOWN DEVELOPMENT GUIDE UPDATE, L050276**

**I. PLANNING COMMISSION RECOMMENDED ACTION**

Adopt an ordinance (Attachment A), updating zoning boundaries, development standards, design guidelines, parking standards and various references to the City Center (Downtown) neighborhood.

**II. DEPARTMENT CONTACT PERSONS**

Rob Odle, Director, Planning and Community Development, 425-556-2417  
Jim Roberts, Deputy Director of Planning & Community Development, 556-2424  
Gary Lee, Senior Planner, 425-556-2418

**III. DESCRIPTION/BACKGROUND**

This amendment would revise Redmond's Community Development Guide to bring the zoning boundaries (sub-districts) of the Downtown neighborhood into compliance with the Downtown Comprehensive Plan, and to update the regulations and design standards in accordance with the latest Comprehensive Plan policy amendments. Additionally, minor amendments are recommended to improve the readability and intent of the regulations and standards.

In summary, the proposed amendment would:

- Make the zoning boundaries within the Downtown neighborhood consistent with the Downtown Comprehensive Plan Element.
- Make the development regulations and design standards consistent with updated Downtown Comprehensive Plan Element goals and policies.
- Encourage the development of more Downtown housing by reducing disincentives.
- Provide additional and updated design standards to better guide design and development within the neighborhood.

Per City Council direction, where the minimum number of parking stalls for a use or uses is proposed to be reduced or exempted, a clause or sentence has been added to state the provision will not be effective until the adoption and implementation of a downtown parking management plan. Other minor amendments and edits recommended by the City

Council at the previous study sessions have been incorporated and are described in Attachment C.

#### IV. IMPACT

**Service Delivery and Fiscal Impact:** The recommended amendments will provide consistency between the land use and development regulations and the Comprehensive Plan policies that guide them. The recommended amendments that would reduce or exempt parking requirements might affect parking enforcement efforts in the long term. However these provisions will not become effective unless a downtown parking management plan is adopted and implemented first.

#### V. ALTERNATIVES

A. **Adopt the amendment as recommended by the Planning Commission.** The recommended amendment is needed to effectively carry out implementation actions for Redmond's Comprehensive Plan. These amendments are designed to address the changes that were made in the latest Downtown Comprehensive Plan update. The amendments were also designed to provide more clarity in reading and administration of the regulations, design standards, and intents.

B. **Modify the proposed amendment.** The City Council expressed a desire to explore a change that would allow some ground floor residential units to be developed along the street sidewalk without raised stoops. Below is an alternative paragraph for Section 20C.40.78 -020 (2) Ground Floor Residential Uses on Type Va Pedestrian Streets:

- (2) The finish floor of the ground floor unit along the street shall be at least two feet above the street sidewalk grade, except ***25% of the units, or*** units designated for ADA accessibility, may have a front door at the same grade as the street sidewalk.

The bold and italicized text would allow up to 25% of the street front units to be developed at sidewalk grade, even if they are not required to be handicap accessible.

C. **Reject the proposed amendment.** The Council could reject this amendment. Staff recommends Alternative A. Not updating Redmond's Community Development Guide would leave the existing zoning boundaries out of compliance with the adopted boundaries and sub-districts approved with the latest Downtown Comprehensive Plan update. Also, not updating Redmond's Development Guide would prohibit the development of uses and building types that are encouraged by the latest revisions to the Downtown Element of the Comprehensive Plan.

**VI. TIME CONSTRAINTS**

There are no time constraints for the adoption of these amendments. However, many downtown property owners and prospective downtown developers are waiting for the adoption of these amendments so they can know what regulations will be affecting their properties. With approval they can proceed with their sales, purchases, and planning for their downtown properties.

**VII. LIST OF ATTACHMENTS**

**Attachment A:** Ordinance Amending Redmond's Community Development Guide

**Attachment B:** Exhibits A/Map-B-C-D – Amendments to Development Guide Sections

**Attachment C:** Issues Matrix

|                                   |               |
|-----------------------------------|---------------|
| <u>/s/</u>                        | <u>9/1/06</u> |
| Robert G. Odle, Planning Director | Date          |

|   |               |
|---|---------------|
| Approved for Council Agenda: <u>/s/</u> | <u>9/1/06</u> |
| Rosemarie Ives, Mayor                   | Date          |

# ATTACHMENT A

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04/21/06

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE DOWNTOWN DEVELOPMENT GUIDE UPDATE, CITY FILE NO. L050276, AMENDING CHAPTER 20C.40 OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE IN ORDER TO IMPLEMENT THE DOWNTOWN VISION AND POLICIES IN THE COMPREHENSIVE PLAN; AMENDING CHAPTER 20D.40 TO REVISE THE DESIGN STANDARDS FOR THE DOWNTOWN DISTRICTS; AMENDING CHAPTER 20D.130 TO REVISE PARKING REGULATIONS FOR THE DOWNTOWN DISTRICTS; AMENDING VARIOUS OTHER SECTIONS OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE IN ORDER TO CHANGE REFERENCES FROM "CITY CENTER" TO "DOWNTOWN"; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, Ordinance No. 2224 of the City of Redmond, passed by the City Council on August 17, 2004, adopted the Downtown Element of the City of Redmond Comprehensive Plan; and

WHEREAS, in order to make the development regulations and design guidelines for the Downtown neighborhood consistent with the amendments to the Downtown Element of the Redmond Comprehensive Plan, the City staff has proposed amendments to the regulations and standards; and

WHEREAS, a Determination of Non-Significance under the State Environmental Policy Act was issued for the proposed amendments on August 4, 2005; and

WHEREAS, the Redmond Planning Commission conducted a public hearing on the proposed amendments on November 19, 2005 and, after considering all testimony received and all substantive issues related to the amendments, has made a recommendation to the Redmond City Council that the amendments be adopted; and

WHEREAS, the Redmond City Council has considered the Planning Commission's recommendation and the record of proceedings regarding the amendments and has determined to adopt those amendments provided for in this ordinance, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,  
DO ORDAIN AS FOLLOWS:

**Section 1.     Findings and Conclusions.** In support of the amendments made by this ordinance, the City Council hereby adopts the findings, conclusions, and analysis contained in the Technical Committee Report to the Planning Commission on City File No. L050276 - 2005 Downtown Development Guide Update.

**Section 2.     Revisions to Downtown District Regulations.** Those provisions of Chapter 20C.40 of the Redmond Municipal Code and Community Development Guide set forth on Exhibit A attached to this ordinance and incorporated herein by this reference as if set forth in full, are hereby amended to read as set forth on said exhibit.

**Section 3.     Revisions to Downtown Design Standards.** Those provisions of Chapter 20D.40 of the Redmond Municipal Code and Community Development Guide set forth on Exhibit B attached to this ordinance and incorporated

herein by this reference as if set forth in full, are hereby amended to read as set forth on said exhibit.

**Section 4.**     **Revisions to Downtown Parking Regulations.** Those provisions of Chapter 20D.130 of the Redmond Municipal Code and Community Development Guide set forth on Exhibit C attached to this ordinance and incorporated herein by this reference as if set forth in full, are hereby amended to read as set forth on said exhibit.

**Section 5.**     **References.** Those provisions of the Redmond Municipal Code and Community Development Guide set forth on Exhibit D attached to this ordinance and incorporated herein by this reference as if set forth in full, are hereby amended to change references from “City Center” to “Downtown” and to read as set forth on said exhibit.

**Section 6.**     **Severability.** If any section, sentence, clause, or phrase of this ordinance, or any provision the Redmond Municipal Code and Community Development Guide adopted or amended hereby, should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance or any Redmond Municipal Code or Community Development Guide provision adopted or amended hereby.

**Section 7.**     **Effective Date.** This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

\_\_\_\_\_  
ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
MALISA FILES, CITY CLERK

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: \_\_\_\_\_

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
SIGNED BY THE MAYOR:  
PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO.: \_\_\_\_\_

# ATTACHMENT C

## Downtown Development Guide Amendment

| Issue # | Subject  | Status   |
|---------|--|--|
| 1       | Allow general retail uses in East Hill district.   | Closed. No change to Planning Commission recommendation. Reworded to clarify intent.   |
| 2       | New standards for use/buildings along the BSNF ROW.  | Closed with addition of note stating the reduced parking provision does not take effect until City Council has approved a Downtown Parking Management Plan.  |
| 3       | New standards for uses/buildings along Downtown Shorelines.  | Closed. No change to Planning Commission recommendation.   |
| 4       | New standards for Perrigo's Plat sub-area of East Hill.  | Closed. No change to Planning Commission recommendation.   |
| 5       | New standards for mixed-use village redevelopment.   | Closed. No change to Planning Commission recommendation.   |
| 6       | Continue to allow single-story retail on remaining vacant parcels that are changing from CC-3 zoning to other zoning designations. | The footnote will have a date in it at which time the allowance for single story development would expire. The language of the adopting ordinance will be such that the date reference will go away without further action upon City Council approval of a Development Agreement between the City and the Nelson Group, a section of which would address the date issue. |
| 7       | Allow free-standing residential uses on quieter Downtown streets.  | Closed. No change to Planning Commission recommendation.   |
| 8       | Amend Pedestrian System Map.   | Closed. No change to Planning Commission recommendation.   |
| 9       | Drive –through Uses.   | Closed. No change to Planning Commission recommendation. Reworded to clarify.  |
| 10      | Building Height.   | Closed. No change to Planning Commission recommendation.   |



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| 11 | Maximum Floor Area Ratio (FAR) without Transfer Development Rights (TDRs). | Closed. No change to Planning Commission recommendation.  |
| 12 | Residential Density.   | Closed. No change to Planning Commission recommendation.  |
| 13 | Residential Usable Open Space.   | Closed. No change to Planning Commission recommendation.  |
| 14 | Ground Floor Residential Uses.   | Closed. No change to Planning Commission recommendation. Staff provides alternate recommendation to allow 25% of street front units at grade. |
| 15 | Residential Parking and Access.  | Closed with a footnote stating this provision does not take effect until City Council has approved a Downtown Parking Management Plan.        |
| 16 | Delete Minimum Setback in a Transition Overlay.                            | Closed. No change to Planning Commission recommendation.  |
| 17 | Required Parking Stalls.   | Closed with addition of note stating this provision does not take effect until City Council has approved a Downtown Parking Management Plan.  |
| 18 | Cooperative/Shared Parking.  | Closed. No change to Planning Commission recommendation.  |
| 19 | Provide additional standards for storefront windows.                       | Closed as amended.  |
| 20 | Reduced Restaurant Parking in former Old Town (Anderson Park).             | Closed with addition of note stating this provision does not take effect until City Council has approved a Downtown Parking Management Plan.  |

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|----|---|--|
| 21 | Anderson Park Parking Standards – Should the Anderson Park parking standard remain the same as its previous Old Town – including reduced restaurant parking? Should it be changed to 2/1000 – 3.5/1000 (with reduced restaurant parking)? | Closed with addition of note stating this provision does not take effect until City Council has approved a Downtown Parking Management Plan. |
| 22 | Why mandate the specific use of façade materials?   | Closed. No change to Planning Commission recommendation.   |
| 23 | Why mandate the specific use of façade materials?   | Planning Commissioner McCarthy has confirmed that the recommended language is consistent with what the Planning Commission recommended.      |
| 24 | Issues raised by Nelson Properties.   | Closed.  |